

251-253 SOUTH UNION STREET

BURLINGTON VERMONT

BUILDING SIZE: 8,058 sf
SITE: .91 acres (Complies with 4.4.5.1)
FRONTAGE: 139 feet on South Union Street (Complies with 4.4.5.1)
YEAR BUILT: 1848 (plus renovations following)
STORIES: 2 levels + basement
PARKING: 11 paved spaces + 6

BASE COVERAGE, RL: 35% of 20,140 = 7,049 sf (no bonus) 4 units permitted
COVERAGE at RL: 50% of 20,140 = 10,070 sf with adaptive re-use bonus
COVERAGE at RM: 40% of 18,585 = 7,434 sf no bonus; 8 units permitted
COVERAGE at RM: 48% with inclusionary bonus



from sale brochure
(donahue)



from sale brochure
(donahue)

RM
BASE LOT COVERAGE = 40%
DENSITY = 20 UNITS/ACRE

INCLUSIONARY BONUS (>5 UNITS)
LOT COVERAGE INCREASE TO 48%
25 UNITS / ACRE

RL
BASE LOT COVERAGE = 35%
DENSITY = 7 UNITS/ACRE

ADAPTIVE RE-USE BONUS
LOT COVERAGE INCREASE TO 50%
25% INCREASE IN BUILDING SIZE
NO UNIT LIMIT / ACRE

BUILDING SIZE PER PROPERTY DATABASE = 8,058 GSF
25% OF 8,058 = 2,014 SF ADDITION ALLOWED

UNIT COUNT
R-L = 10 +2 UNITS
R-M = 10 UNITS

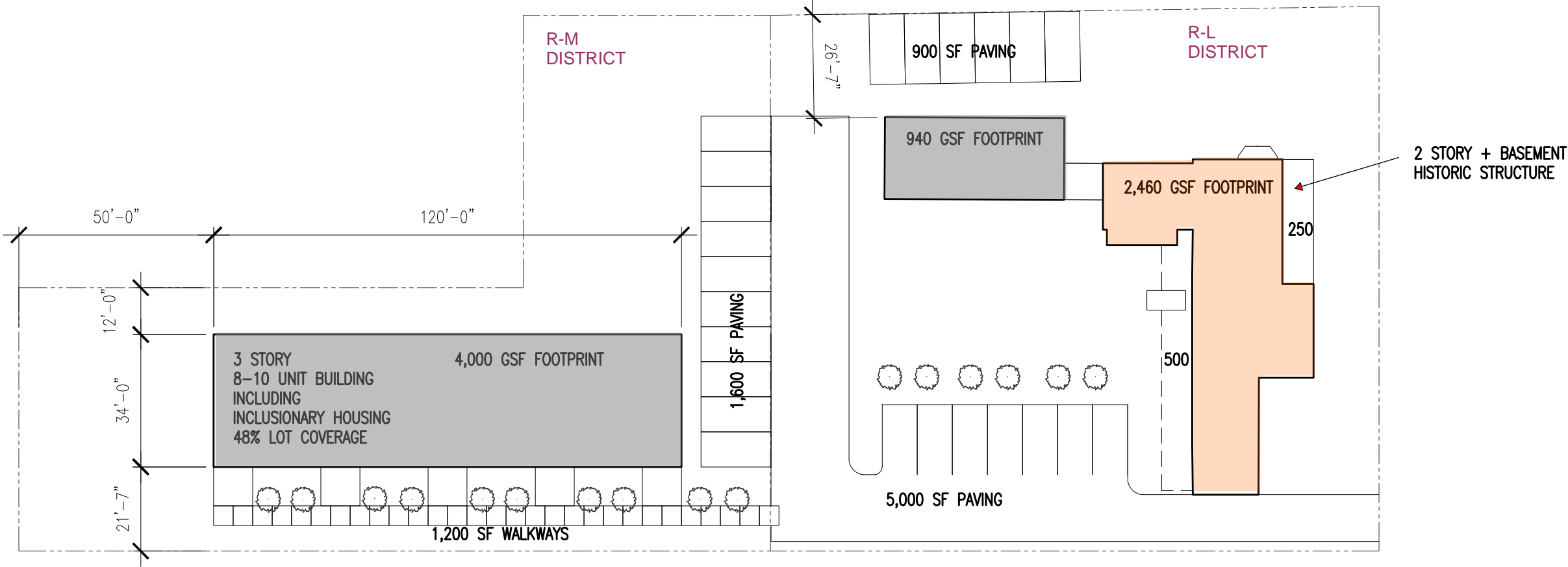
PARKING
23 SPACES PROVIDED

RM AREA
+/-17,450 SF
8,376 COVERAGE ALLOWED
W/INCLUSIONARY BONUS

COVERAGE
4,000
1,200
1,600
6,800 SF

RL AREA
+/-21,625 SF
10,812 SF COVERAGE ALLOWED
WITH ADAPTIVE REUSE

COVERAGE
900
2,460
500+250
5000+900
10,010 SF



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**NO PROPOSED CHANGE
TO THE STREET FACING
ELEVATION**



2 EXISTING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



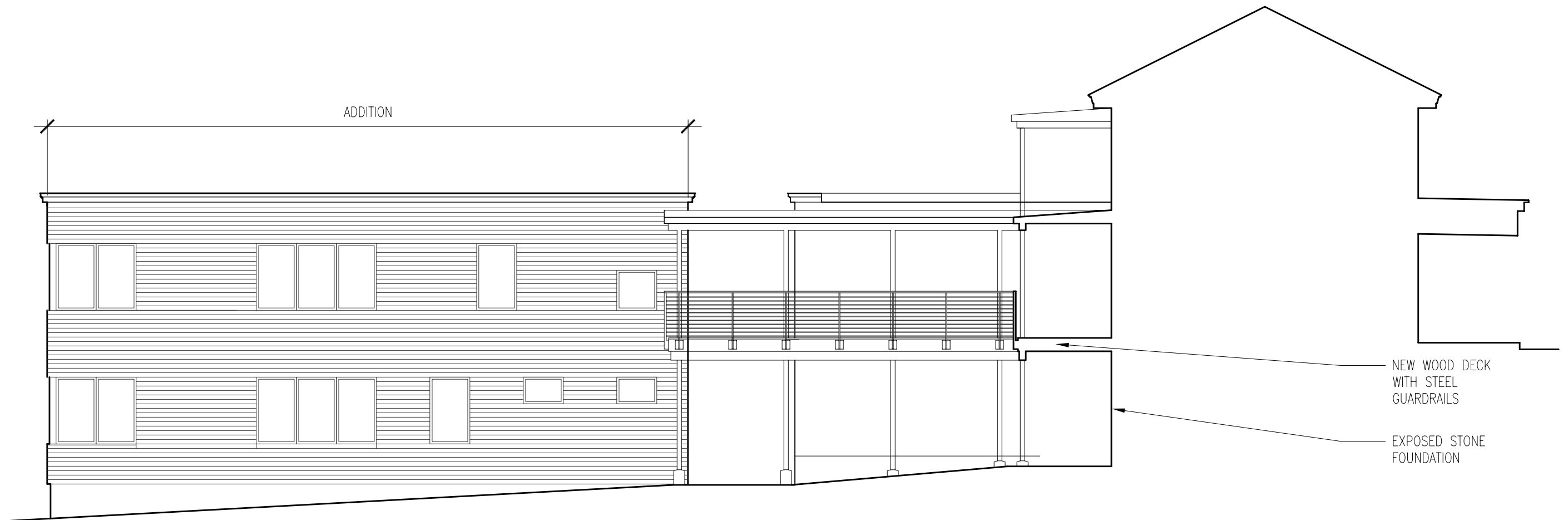
1 EXISTING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



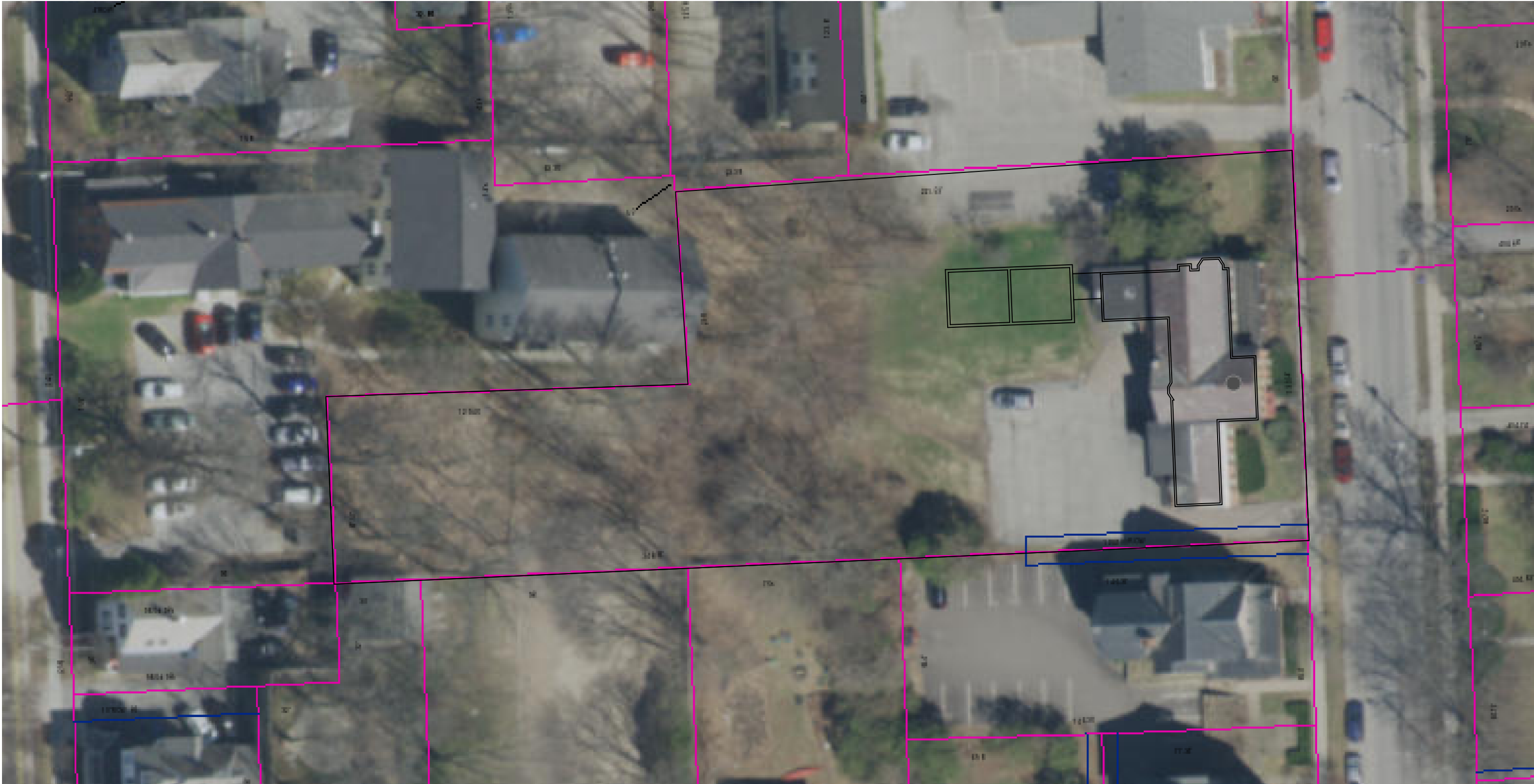
2 PROPOSED - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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